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PREPARED BY:

"Codilina & Associates, P.C. Tammy A. Geiss, Esq. 15W030 N. Frontage Rd. Burr Ridge, IL 60527

MAIL TAX BILL TO:

Jose A Ramos

15235. LATAMIC AUC #3R

MAIL RECORDED DEED TO:

JUSC 1. RAMUS

Doc#: 1315735065 Fee: \$40.00 RHSP Fee:\$10.00 Affidavit Fee:

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/08/2013 12:58 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Federal Home Logil Mortgage Corporation, of 5000 Plano Parkway Carrollton, TX 75010-, a corporation organized and existing under the laws of The United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Jose A Ramós, of 3207 Clinton Ave Berwyr [1], 60402-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION: UNIT 3B AND P-7 IN THE DALIA CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND: LOTS 2, 6 AND 7 IN GEORGE BILHORN'S RESUBDIVISION OF LOTS 29 THROUGH 39, BOTH INCLUSIVE IN BLOCK 45 IN GRANT LOCOMOTIVE WORKS ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 25,84247 IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 10, 1998, AS DOCUMENT NUMBER 98314067; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL;

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE; THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORE SAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET JORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTION SAND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

PERMANENT INDEX NUMBER: 16-21-224-042-1014/1025

PROPERTY ADDRESS: 1523 S. Laramie Avenue Unit 3B, Cicero, IL 60804

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property. Attorneys' Title Guaranty Fund, Inc.

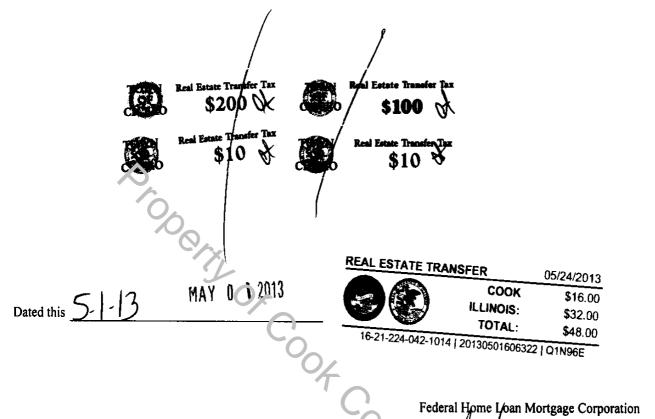
1 S. Wack erstelled Warrinty Dad (Place 1 of 2 Chicago, IL 60606-4650

Attn:Search Department

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## **UNOFFICIAL COPY**

Special Warranty Deed - Continued



STATE OF Illinois Jennifer Hayes SS. COUNTY OF DuPage I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jennifer Hayes

Attorney in Fact for Federal Home Loan Mortgage Corporation, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free ard vo untary act, for the uses and purposes therein set forth. Given under my hand and notarial seal, this Notary Public My commission expires: Exempt under the provisions of Section 4, of the Real Estate Transfer Act Date OFFICIAL SEAL Agent. KATIE LACHINE NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRE 9:04/19/14